

COMSTOCK

August 21, 2013

Ms. Nicole Dozier, Zoning Administrator
Loudoun County
1 Harrison Street, S.E.
Leesburg, VA

Re: Loudoun Station
Shared Parking Reduction

Dear Ms Dozier;

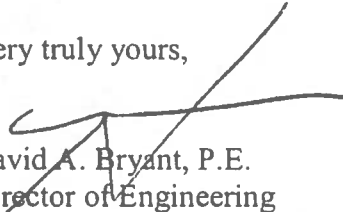
On behalf of Comstock Loudoun Station, L.C. we are respectfully requesting your favorable consideration of an "Adjustment to Parking Requirements" pursuant to Section 5-1100(F) of the 1993 Zoning Ordinance for the above referenced project. Specifically, a 20% adjustment as permitted by Section 5-1100(F)(5)(a) for public transportation. The County has requested and Comstock Loudoun Station, L.C. has agreed to provide a 300 car, 3 bus bay transit facility on the southwest corner of the property along Gramercy Park Drive and all proposed uses within Loudoun Station are within 1000' of the nearest bus shelter.. PD-TRC

Exhibits included to support our request:

Parking Demand Analysis, dated August 21, 2013
Exhibit – Transportation Reduction – Transit, dated August 20, 2013

Should you require additional information, please do not hesitate to contact us.

Very truly yours,



David A. Bryant, P.E.
Director of Engineering
Comstock Development Services, LC
(703) 230-1289
dbryant@comstockpartnerslc.com

enclosures

cc: John Camera (Comstock)
Susan Glass (Loudoun County)
Nancy Gourley (Loudoun County)
Scott Gross (Loudoun County)

LOUDOUN STATION PARKING DEMAND ANALYSIS

8/21/2013

PHASE 1A

72 1-BDRM	108
66 2-BDRM	132
21525 SF RETAIL	86
3000 SF RETAIL MEZZANINE	12
TOTAL REQUIRED	338

PHASE 1B

51 1-BDRM	77
72 2-BDRM	144
20095 SF RETAIL	80
TOTAL REQUIRED	301

PHASE 1C

64 1-BDRM	96
32 2-BDRM	64
19955 SF RETAIL	80
TOTAL REQUIRED	240

PHASE 1D

7903 SF RETAIL	32
51925 SF OFFICE	208
54311 SF THEATRE + 25 EMPLOYEES	380
TOTAL REQUIRED	620

TOTAL PARKING REQUIRED	1499
TRANSIT RELATED REDUCTION	300
PER LOUDOUN COUNTY ORDINANCE 5-1100(F)(5)(a)	
NET REQUIRED FOR LOUDOUN STATION	1199
TRANSIT FACILITY	300
(REQUIRED PROVIDED BY LOUDOUN COUNTY)	

GRAND TOTAL REQUIRED	1499
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TOTAL PARKING PROVIDED	1499
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